



Typica Farm Heol Laethog
Bryncethin, Bridgend, CF32 9JE



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Bryncethin | Bridgend | CF32 9JE

A rare opportunity to purchase a small holding comprising of a three double bedroom farm house set in acreage of approximately 14 acres with a range of outbuildings and stables.

Small holding totalling 14 acres | Three double bedroom farm house | Well-presented and maintained accommodation | Stunning panoramic southerly views over the rolling common land and beyond | A range of traditional and modern outbuildings | Stable boxes with potential for livery business | EPC rating F |



Typica Farm, Heol Laethog

Ty Pica Farm is a small holding of approximately 14 acres located on the periphery of Bryncethin village. The farmhouse offers well-presented accommodation and enjoys panoramic Southerly views over the surrounding villages and countryside. There is significant scope subject to obtaining relevant planning permission of extension to the current house into the attached stone barn.

The accommodation briefly comprises of an entrance hallway flanked by the lounge and sitting room, both benefit from wood burning stoves and large picture windows enjoying the Southerly views. The lounge also benefits from under stairs storage space plus further storage cupboard. The kitchen/breakfast room offers a range of light oak base and wall mounted units with work surfaces extending to a breakfast table. Off the kitchen is a dining/utility room with windows to two aspect and access to rear. Finally off the inner hallway is access to the ground floor bathroom offering a white four piece suite including panel bath and separate shower cubicle with full tiling to walls.

The first floor split level landing gives access to three double bedrooms, the master bedroom, originally two rooms opens to one larger space. The landing also gives access to a shower room and separate WC.

To the front of the property is a paved hard standing leading out onto a sloping lawned garden boarded by stone walling. The front of the garden enjoys the sun throughout the day and fantastic far ranging views. The acreage totals approximately 14 acres, it is split into three large paddocks and one small paddock boarded by mature hedgerows and stock proof fencing. It offers both North and South facing sloping grounds with enough acreage for rotation of horses. There is also space to create a manege if a prospective purchaser wishes to.

List of outbuildings and measurements:

Building 1

60' x 60' - Modern portal building with European box profile: this large building has been divided creating work shop/garage space plus cow cubicles and housing for ponies.

Building 2 - Garage/hay loft: timber framed outbuilding, part box cladding, part stone walling, power and lighting. 16' 9" x 20'.

Building 3 - Stone built barn attached to the house, divided into two stable boxes with tack room/utility area. 17' 1" x 31'. The building has power, lighting and vaulted ceiling with original timbers clad with corrugated fibre cement. It is accessed via doors to front and rear. This building holds significant scope subject to obtaining relevant planning permission of conversion into extra living accommodation to the main house.

Building 4 - Attached to the stone building is part stone, part breeze block range of three stable boxes benefiting from water, power, lighting and lock room.

Building 5 - Breeze block built, corrugated zinc roof stable block of four stables benefiting from water, power and lighting.

Building 6 - Dilapidated timber framed barn 53' 6" x 29' 6" with a concrete hard standing, part breeze block wall, part corrugated panelling and a box profile roof. It benefits from water supply, power and lighting though it is in need of attention. Within the yard area are several paved hard standings offering ample parking space and scope for further outbuildings to be built.



Directions

From Junction 36 of the M4 (Sarn) follow signs for Bryncethin, follow the road down into the village, passing through the set of traffic lights and over the roundabout signposted Blackmill, after leaving the village, take the first right hand turning signposted Cae Carfan, proceed up the hill and along this country lane where Ty Pica Farm will be located on the left hand side.



Energy Performance Certificate



Typica Farm, Heol Laethog, Bryncethin, BRIDGEND, CF32 9JE

Dwelling type: Detached house Reference number: 8505-8269-3929-8726-7753
 Date of assessment: 26 March 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 April 2015 Total floor area: 144 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 8,028

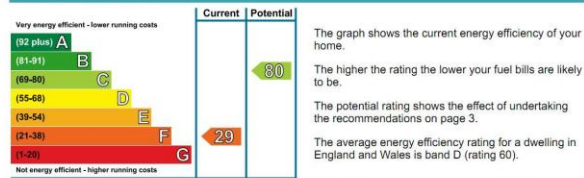
Over 3 years you could save £ 3,546

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 7,104 over 3 years	£ 3,801 over 3 years	
Hot Water	£ 675 over 3 years	£ 432 over 3 years	
Totals	£ 8,028	£ 4,482	You could save £ 3,546 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,886	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 414	✓
3 Solar water heating	£4,000 - £6,000	£ 249	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Tenure
Freehold

Services
Mains electric, water. LPG Gas C/H. Ceptic tank
Council Tax Band
EPC Rating

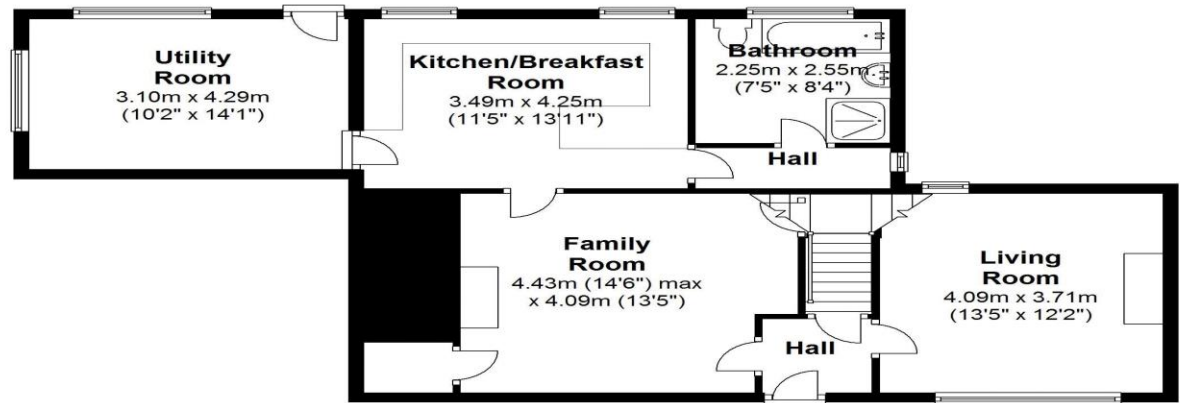
Price
P.O.A



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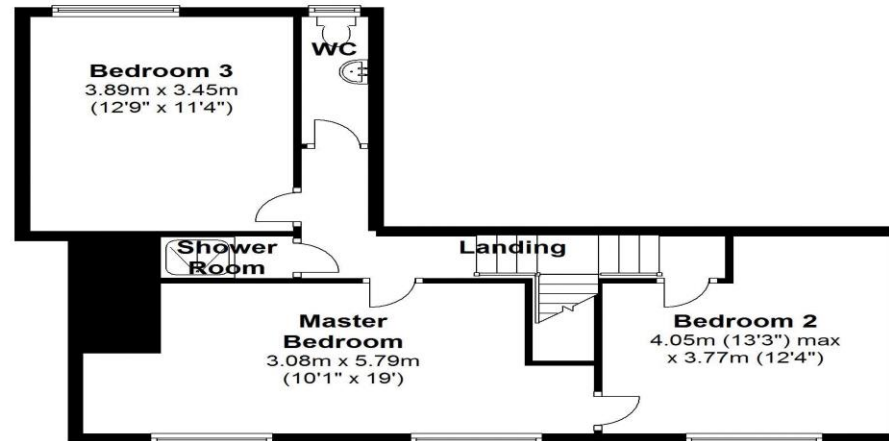
Ground Floor

Approx. 81.1 sq. metres (873.0 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 143.8 sq. metres (1547.5 sq. feet)

Viewing strictly by appointment through Herbert R Thomas

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

